

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
October 28, 2015**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chair
Paul Summers, Member
Donna Greco, Alternate
Jim Bobinski, Alternate
Jon Sheaffer, Alternate

Also Present: Martin Connor, AICP: City Planner

Not Present: Greg Perosino, Member
Doris Murphy, Member and IWC Liaison

1. Call to Order:

Chairman Richard Calkins opened the public hearing at 7:01 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Chairman Calkins announced present and serving on the Commission this evening will be Greg Mele, Paul Summers, Donna Greco, Jim Bobinski, Jon Sheaffer and Richard Calkins. Also present is City Planner Martin Connor.

Mr. Connor noted the Connecticut Main Street Program had a grant program going with as much as \$10,000 available for a downtown project. Mr. Connor wrote up a summary of Artists Relocation and attracting artists to our downtown and Mr. Connor's summary made it through the preliminary rounds, and now he can spend more time, along with the assistance of artists such as Danielle Mailler and Ed Jaffe working on this grant. This is worth a try, and the Commission Members agreed it was a way to perhaps obtain some grant money and bring some attention to our Artists Relocation Program.

Also Mr. Connor noted the Fifth Thursday meeting will be at the Goshen Northwest COG office tomorrow night, and there will be talk about the CLEAR map. Mr. Rick Lynn will be speaking of the Regional Transportation Plan which will be updated, and this Commission will be involved as well. Mr. Connor will attend, and any other Commissioners who are interested are welcome to attend.

3. Minutes for Approval:

a. 9/14/15

MOTION by Mr. Summers to approve the minutes, seconded by Mr. Mele, motion carried with Commissioners Bobinski and Sheaffer abstaining from voting.

4. Old Business:

a. Enforcement Update

No update from Mr. Summers.

Mr. Connor updated the Commission on the Wetlands matter on East Pearl Street, which is still in violation, and attorneys met on the issue today at City Hall. The wall has fallen, and the site is deteriorating. There is no stabilization on the subject site, and it is in a flood control area. CL&P is involved as well. Hopefully the judge will order something tomorrow.

b. Site Plan 1167

Applicant: Nadeem Khalid
Location: 154 South Main Street
Proposal: Construct 16' x 28' addition to gas station/convenience store

Mr. Nadeem Khalid appeared before the Commission and gave a presentation of his plan.

Mr. Connor read his memo to the Commission dated 10/26/15.

MOTION by Mr. Mele to APPROVE Site Plan 1167

Applicant: Nadeem Khalid
Location: 154 South Main Street
Proposal: Construct 16' x 28' addition to gas station/convenience store.

with the following conditions:

1. Per Ray Drew, Administrator, WPCA, comments contained in a memo to the City Planner dated 10/9/15, the applicant shall apply for a Sewer Discharge Permit.
2. Per the recommendation of Assistant City Engineer Matt Walsh, P.E., the landscape plantings shall be planted outside of the City right-of-way on Cook Street.
3. A Sign Permit shall be required for the proposed Valero Gas signage on the canopy, building and free standing sign.
4. It is recommended that the applicant follow the advice of the Fire Chief, Gary Brunoli contained in a memo to the City Planner dated 10/5/15.

Motion seconded by Mr. Summers, unanimously carried.

c. Site Plan 1165

Applicant: 600 Riverside Avenue Torrington LLC
Location: 600 Riverside Avenue
Proposal: Additional storage building

Mr. Calkins noted this application has been withdrawn.

5. New Business:

No new business to discuss.

6. **Public Hearing Scheduled for Wednesday, November 18, 2015; 7:30 p.m., City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT:**

a. Proposed Zone Change:

Applicant: Torrington Planning and Zoning Commission

Location: 18 parcels as follows:

Portion of East Elm Street, Assessor Map 118 Block 019 Lot 001; 132 Brightwood Avenue; 137 Brightwood Avenue; 138 Brightwood Avenue; 147 Brightwood Avenue; 148 Brightwood Avenue; 20 Jones Street; 32 Jones Street; 38 Jones Street; 279 East Elm Street; 289 East Elm Street; 295 East Elm Street; 309 East Elm Street; 17 Kinney Street; 27 Kinney Street; 35 Kinney Street; 39 Kinney Street, 55 Kinney Street

Proposal: Change current zone R6 to Local Business Zone

Public hearing passed until November 18, 2015.

***** .

Mr. Connor briefed the Commission on the potential of the Yankee Pedlar to be converted into a Best Western. Mr. Calkins stated it is worth noting that a major brand is interested in Torrington, and feels it meets their standards. Mr. Connor and Ms. Wilson took the Best Western representatives all over town, and the selling point was the meeting they had at the Warner, and the potential for their acts/clients to use the facility. Hopefully an application will be in for the November meeting.

7. **Adjournment:**

MOTION by Mr. Summers to adjourn at 7:33 p.m., seconded by Mr. Mele, unanimously carried.

Land Use Office
City of Torrington